146.0	0006	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	924,500 / 924,500
					USE VALUE:	924,500 / 924,500
					ASSESSED:	924,500 / 924,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		EASTERN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GAN LI			
Owner 2:	FU XUEFENG			
Owner 3:				
Street 1:	17 EASTERN AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02476	Type:		

PREVIOUS OWNER

Owner 1:	CARNEY JOHN -
Owner 2:	-
Street 1:	17 EASTERN AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 1915 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4423.000	482,300		442,200	924,500
Total Card	0.102	482,300		442,200	924,500
Total Parcel	0.102	482,300		442,200	924,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.72 | /Parcel: 482.72

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	96425
GIS Ref	
GIS Ref	
Insp Date	03/03/17

!11472!

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0006-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	482,300	0	4,423.	442,200	924,500		Year end	12/23/2021
2021	101	FV	468,200	0	4,423.	442,200	910,400		Year End Roll	12/10/2020
2020	101	FV	468,000	0	4,423.	442,200	910,200	910,200	Year End Roll	12/18/2019
2019	101	FV	357,000	0	4,423.	414,500	771,500	771,500	Year End Roll	1/3/2019
2018	101	FV	301,700	0	4,423.	342,700	644,400	644,400	Year End Roll	12/20/2017
2017	101	FV	125,000	0	4,423.	315,000	440,000	440,000	Year End Roll	1/3/2017
2016	101	FV	125,000	0	4,423.	287,400	412,400	412,400	Year End	1/4/2016
2015	101	FV	124,400	0	4,423.	281,900	406,300	406,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:34:29

LAST REV

Date	Time
02/26/20	10:52:27
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11472

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN,	69206-90		4/28/2017		850,000	No	No		
RODERICK ALLAN	68129-110		9/30/2016	Change>Sale	450,000	No	No		
	21468-210		10/1/1991		1	No	No		A

USER DEFINED

Prior Id # 1:	96425
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2019	1732	Solar Pa	13,000	C				
6/19/2019	913	Solar Pa	22,176	C				
12/29/2016	1576	Heat App	10,000	C				
10/18/2016	1267	Addition	165,000	O				gut reno +2nd Fl a

ACTIVITY INFORMATION

Date	Result	By	Name
3/3/2017	Permit Visit	DGM	D Mann
3/3/2017	Meas/Inspect	DGM	D Mann
2/24/2009	Meas/Inspect	372	PATRIOT
4/10/2000	Inspected	264	PATRIOT
11/22/1999	Measured	153	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4423		Sq. Ft.	Site		0	80.	1.25	9									442,151						442,200	

Total AC/HA:	0.10154	Total SF/SM:	4423	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	442,151	Spl Credit		Total:	442,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30298495
Const Adj.:	1.08889127
Adj $ / SQ:	184.445
Other Features:	107172
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	505556
Depreciation:	23256
Depreciated Total:	482300

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

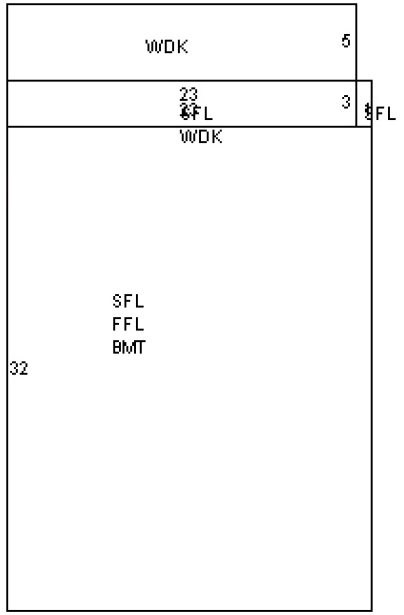
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	202.89
Special Features:	0	Val/Su Net:	188.40
Final Total:	482300	Val/Su SzAd	299.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	840	184.450	154,934
BMT	Basement	768	69.720	53,545
FFL	First Floor	768	184.450	141,654
WDK	Deck	184	12.450	2,291

Net Sketched Area:	2,560	Total:	352,424
Size Ad	1608	Gross Area	2560	FinArea	1915
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	